

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2011-0009
ROW # 10536039
0116001421

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2529 Harris Blvd.

LEGAL DESCRIPTION: Subdivision - Pemberton Heights Section 2 & 3

Lot(s) 2 Block 11 Outlot _____ Division _____

I/We Scott Murray on behalf of myself/ourselves as authorized agent for Dianne White Delisi affirm that on January 4, 2011,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Add a screened porch addition at rear of home.

Impervious Coverage
46.2%

in a Residential SF-3-NP district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Screened porch addition would exceed allowable impervious coverage percentage of the lot by approximately 1%.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The screen porch would provide security and a protected entrance to the rear of the house. Currently, the only doors accessing the backyard are through the master bedroom and the neighbors to the rear view directly into both the doors and rear window.

- (b) The hardship is not general to the area in which the property is located because:

South neighbors' driveway encroaches over property line by approximately 40 square feet and North neighbors' rock wall encroaches over property line by 68 square feet. The total of these exceeds the area of the proposed screened porch addition.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The screen porch addition would be in character with existing house and not impact adjacent property.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Scott Murray Mail Address 1109 Cecelia St
City, State & Zip Taylor, TX 76574 email fruz7@hotmail.com
Printed Scott Murray Phone 512-698-7291 Date 1/4/11

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Dianne W. Delisi Mail Address 2529 Harris Blvd
City, State & Zip Austin, TX 78703
Printed Dianne W. Delisi Phone 760-0080 ²⁵⁴ Date 1/4/11

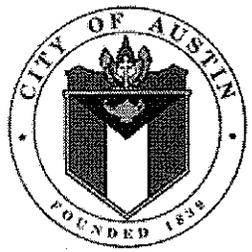


BOARD OF ADJUSTMENTS



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C15-2011-0009
 LOCATION: 2529 HARRIS BLVD
 GRID: H24
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Walker, Susan

From: S. Murray [fruz7@hotmail.com]
Sent: Monday, January 31, 2011 2:01 PM
To: Walker, Susan
Cc: dianne delisi
Subject: Impervious cover 2529 Harris Blvd.

Hi Susan,

The addition of the screened porch would put the total impervious cover of the lot at 46.2%. Thank you for your help with this and please call me if you need any additional information.

Scott Murray
698 7291



Permits, Photos
Drawings

City of Austin BUILDING PERMIT

PERMIT NO: 2
2529 HARRIS B

Type: RESIDENTIAL Status: Active
Issue Date: 12/07/2010 EXPIRY DATE: 06/05/2011

LEGAL DESCRIPTION Lot: 2 Block: 11 Subdivision	SITE APPROVAL	ZONING SF-3-NP
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PROPOSED OCCUPANCY: WORK PERMITTED: Addition and Remodel ISSUED BY: Zulema Flores

Addition to create screened porch and remodel to enclose carport to create garage and move electrical service to new wall.

TOTAL SQFT New/Addn: 105	VALUATION Tot Val Rem: \$1,500.00	TYPE CONST.	USE CAT. 434	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES 2
TOTAL BLDG. COVERAGE 2461	% COVERAGE 35.1	TOTAL IMPERVIOUS COVERAGE 3134	% COVERAGE 44.75	# OF BATHROOMS 2	METER SIZE 5/8		

Type	Date	Status	Comments	Inspector
101 Building Layout		Open		Douglas Mcafee
102 Foundation		Open		Douglas Mcafee
103 Framing		Open		Douglas Mcafee
104 Insulation		Open		Douglas Mcafee
105 Wallboard		Open		Douglas Mcafee
109 TCO Occupancy		Open		Douglas Mcafee
112 Final Building		Open		Douglas Mcafee
114 Continuance of work		Open		Douglas Mcafee
Deficiencies		Open		Douglas Mcafee

Note: This is the permit to build the screened porch



City of Austin BUILDING PERMIT

PERMIT NO: 2010-104367-BF

Type: RESIDENTIAL Status: Active

2529 HAINES BLVD

Issue Date: 12/07/2010 EXPIRY DATE: 06/05/2011

LEGAL DESCRIPTION: Lot: 2 Block: 11 Subdivision:	SITE APPROVAL	CONING RE-101
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PROPOSED OCCUPANCY:	WORK PERMITTED: Addition and Remodel	ISSUED BY: Zulema Flores
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Addition to create screened porch and remodel to enclose carport to create garage and move electrical service to new wall.

**Permits/Approved plans must be
posted on Jobsite. A layout
inspection/Pre-con must be
made prior to beginning construction.**

TOTAL SQFT New/Addn: 105	VALUATION Tot Val Rem: \$1,500.00	TYPE CONST.	USE CAT. 434	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES 2
TOTAL BLDG. COVERAGE 2461	% COVERAGE 35.1	TOTAL IMPERVIOUS COVERAGE 3134	% COVERAGE 44.75	# OF BATHROOMS 2	METER SIZE 5/8		

<u>Contact</u>	<u>Phone</u>	<u>Contact</u>	<u>Phone</u>
Applicant, Scott Murray, Murray Construction	(512) 698-7291	Owner, Diane Delisi	(512) -
General Contractor, Scott T. Murray, Murray Construction	(512) 698-7291		

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	74.00	12/7/2010	Initial Residential Review Fee	100.00	12/7/2010			
Fees Total:	174.00							

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

<u>Inspection Requirements</u>
Building Inspection Electric Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.
City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

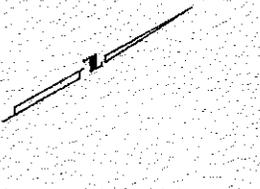
<u>Comments:</u>		
Residential Zoning Review	Date 12/07/2010	Reviewer Margaret C Howard-Heretakis

By Accepting Or Paying For This Permit You are Declaring That You are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.

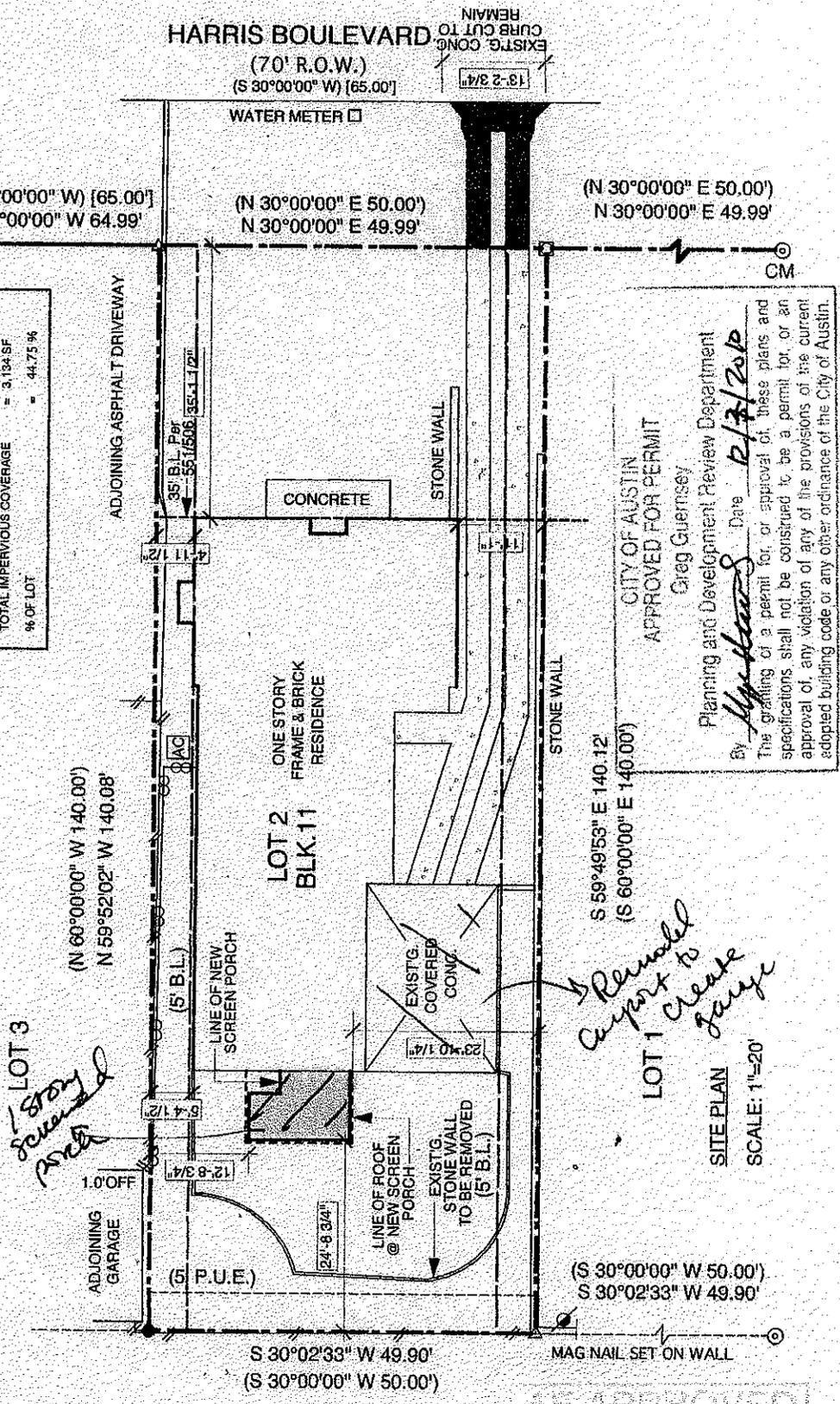
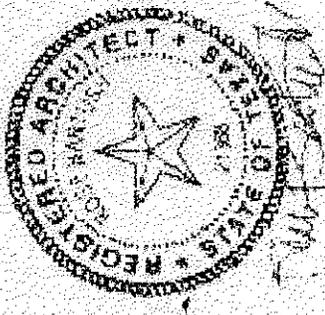
ADDRESS: 2529 HARRIS BOULEVARD, AUSTIN, TX
 COUNTY: TRAVIS
 BLOCK: 11
 LOT: 2
 SUBDIVISION: PEMBERTON HEIGHTS, SECTION TWO
 AND PEMBERTON HEIGHTS, SECTION THREE

LEGEND

- RIGHT OF WAY
- CONTROL MONUMENT
- CALCULATED FROM RECORD DATA
- PER PLAT
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- BUILDING LINE
- WOOD FENCE
- CHAIN LINK FENCE
- CAPPED 1/2" REBAR SET
- 1/2" REBAR FOUND
- 1/2" IRON PIPE FOUND



IMPERVIOUS COVER & SQUARE FOOTAGES	
BUILDING COVERAGE	
EXIST'G. 1ST FL. CONDITIONED AREA	= 1,947 SF
EXIST'G. COVERED CONCRETE	= 409 SF
NEW COVERED PORCH	= 106 SF
TOTAL BUILDING AREA	= 2,461 SF
TOTAL BUILDING COVERAGE ON LOT	= 2,461 SF
TOTAL SITE AREA	= 7,002 SF
% OF LOT	= 35.14 SF
FLOOR AREA RATIO = 35.17%	
IMPERVIOUS COVERAGE	
TOTAL BUILDING COVERAGE	= 2,461 SF
EXIST'G. CONCRETE RUNNERS	= 541 SF
EXIST'G. STONE WALLS	= 36 SF
EXIST'G. UNCOVERD FRONT PORCH	= 89 SF
(1) AC PAD	= 8 SF
TOTAL IMPERVIOUS COVERAGE	= 3,134 SF
% OF LOT	= 44.75 %



CITY OF AUSTIN
 APPROVED FOR PERMIT
 Greg Guernsey
 Planning and Development Review Department
 By: *Greg Guernsey* Date: *12/2/2010*
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

APPROVED
 DEC 15 2010
 337-213

*Removed
 Aspart to
 create
 garage*

SITE PLAN
 SCALE: 1"=20'

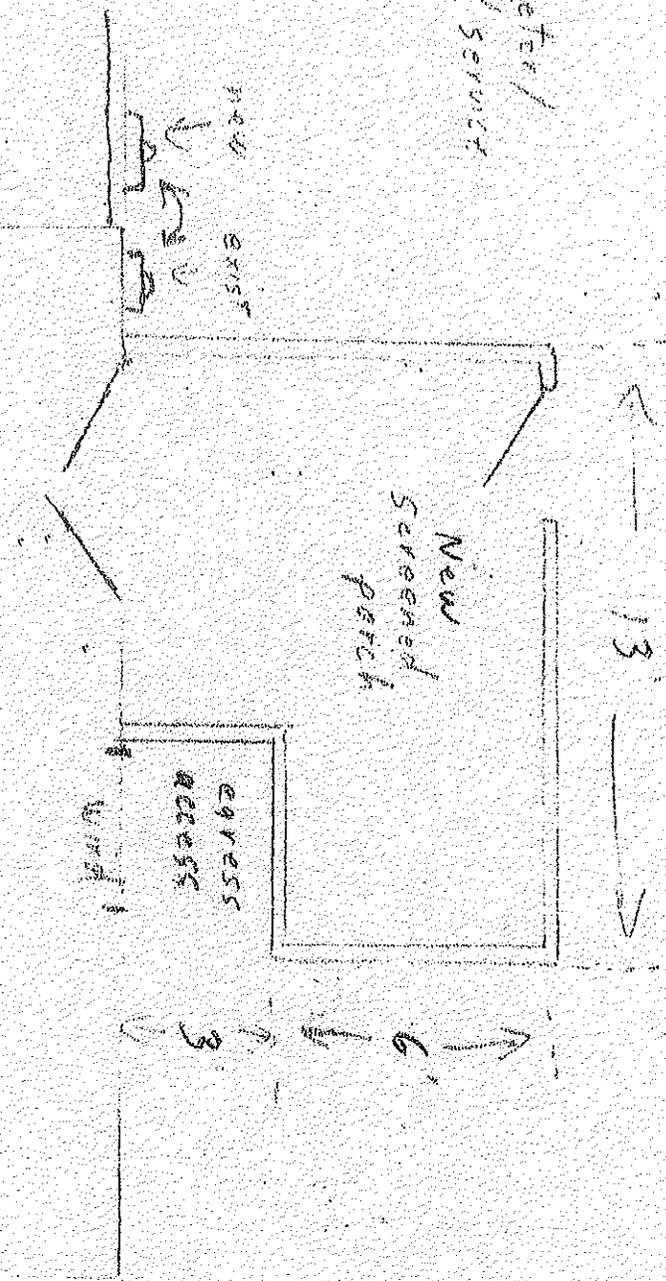
New Screen Porch Addition

2529 Harris Blvd

REVIEWED FOR ZONING ONLY
JULY 12, 2010

move exist meter/
elect panel/switch

EXIST
CARRIAGE



Scale 1/4" = 1'0"

M/Sodiro

New Rear Screen Porch Addition

2529 Harris Blvd.

REVIEWED FOR ZONING ONLY
Lett 12/7/2016

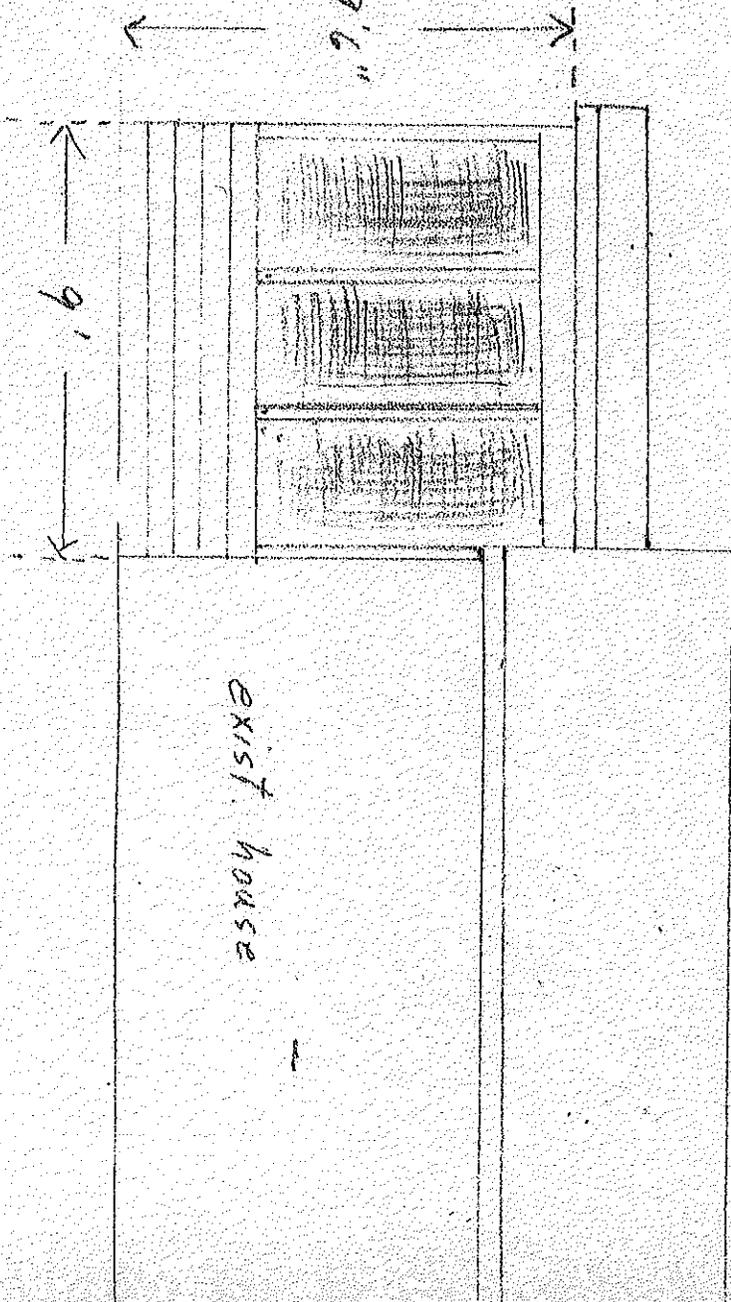
Siding to match existing

9'6"

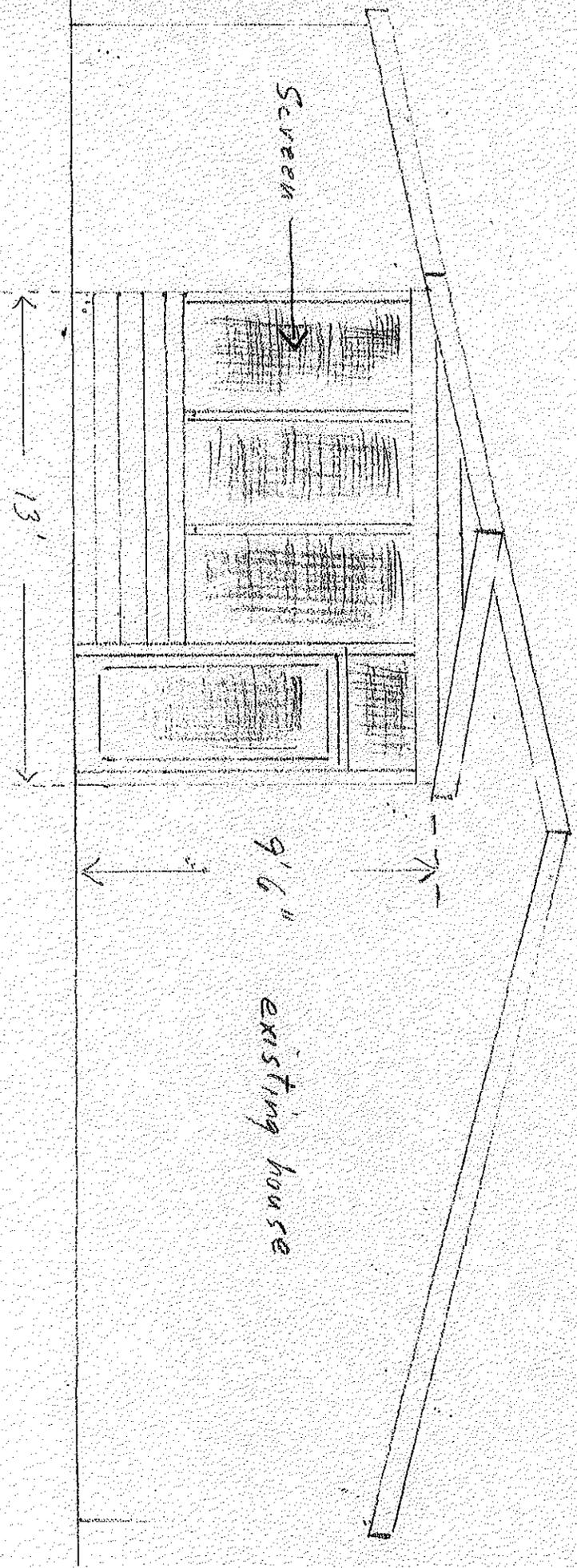
9'

EXIST house

Scale 1/2" = 1'0"



New Rear Screen Porch
2529 Harris Blvd

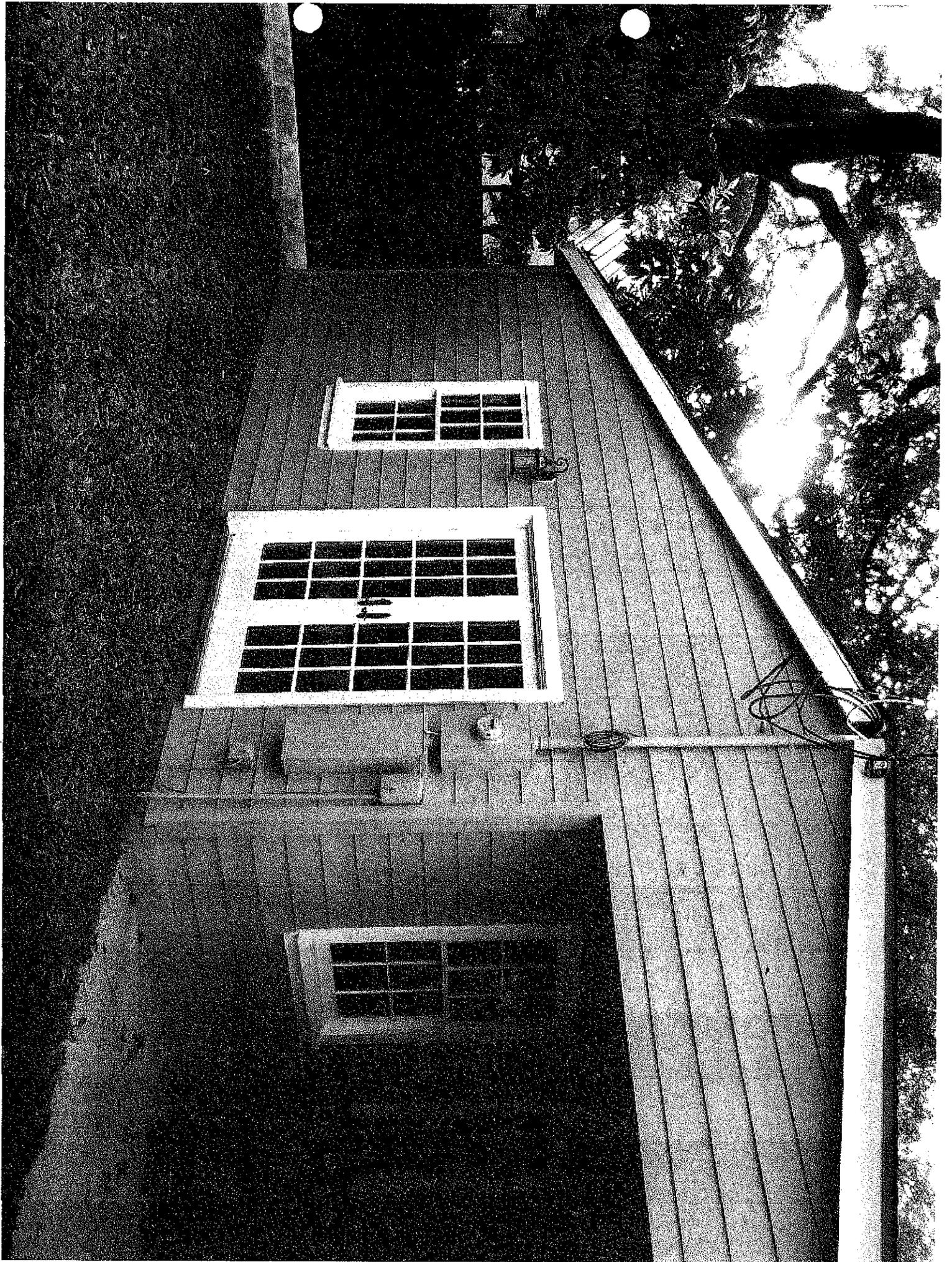


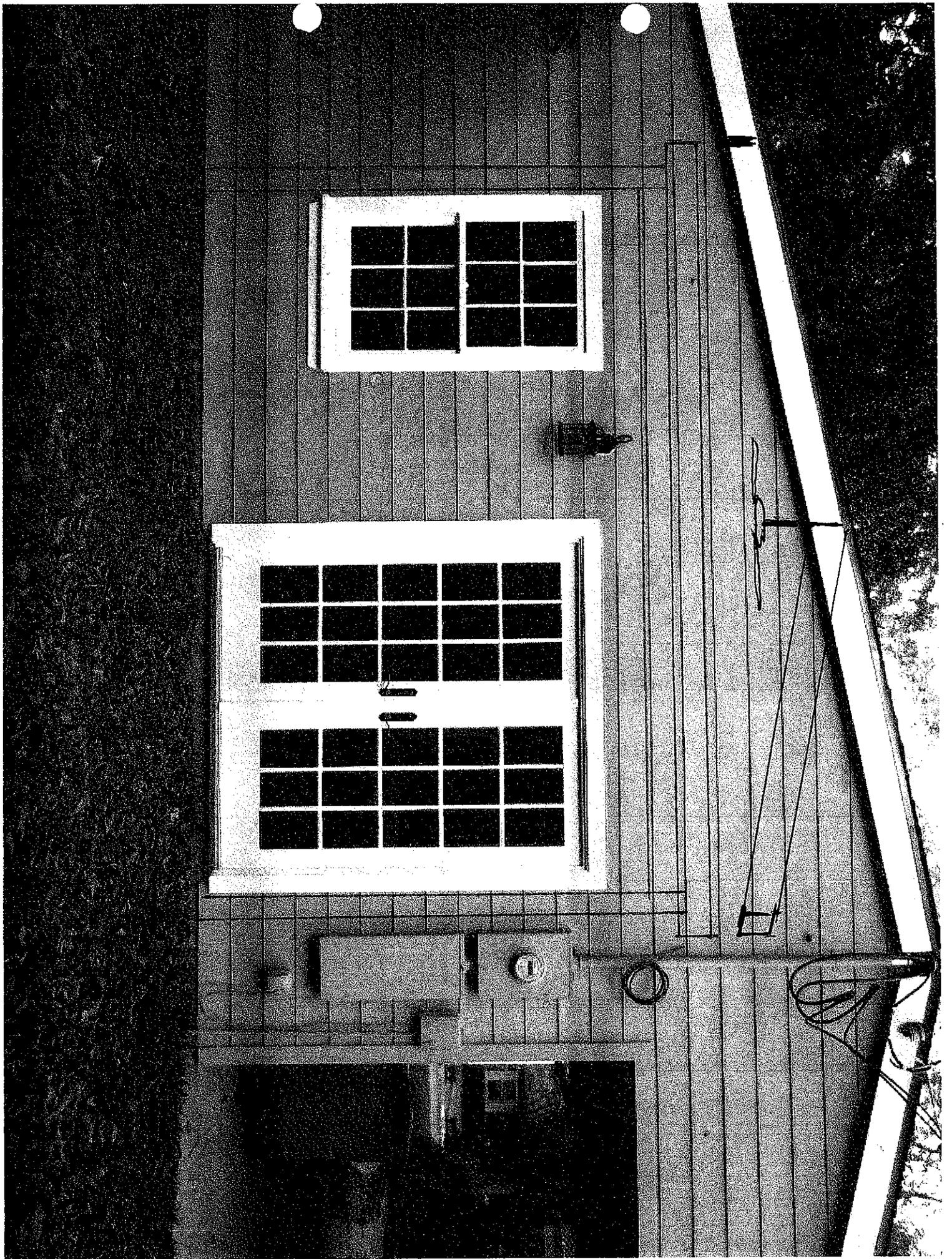
13'

9'6" existing house

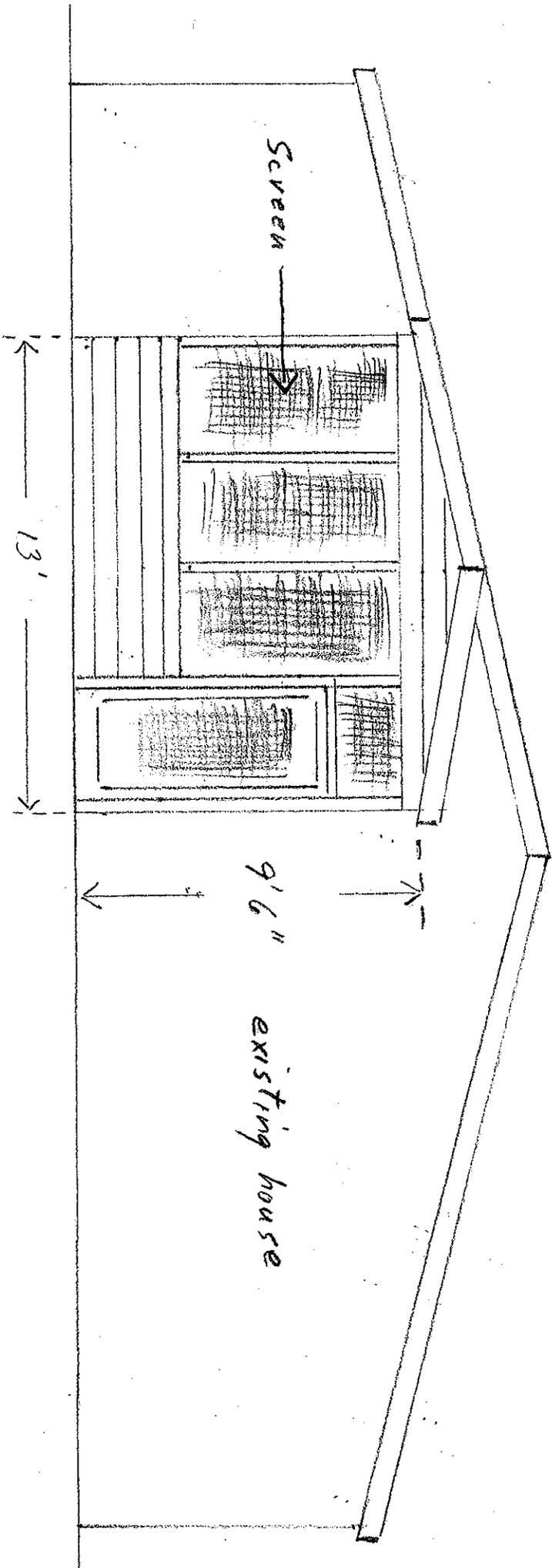
Scale 1/4" = 1'0"

REVIEWED FOR ZONING ONLY
JWH
12/7/2010



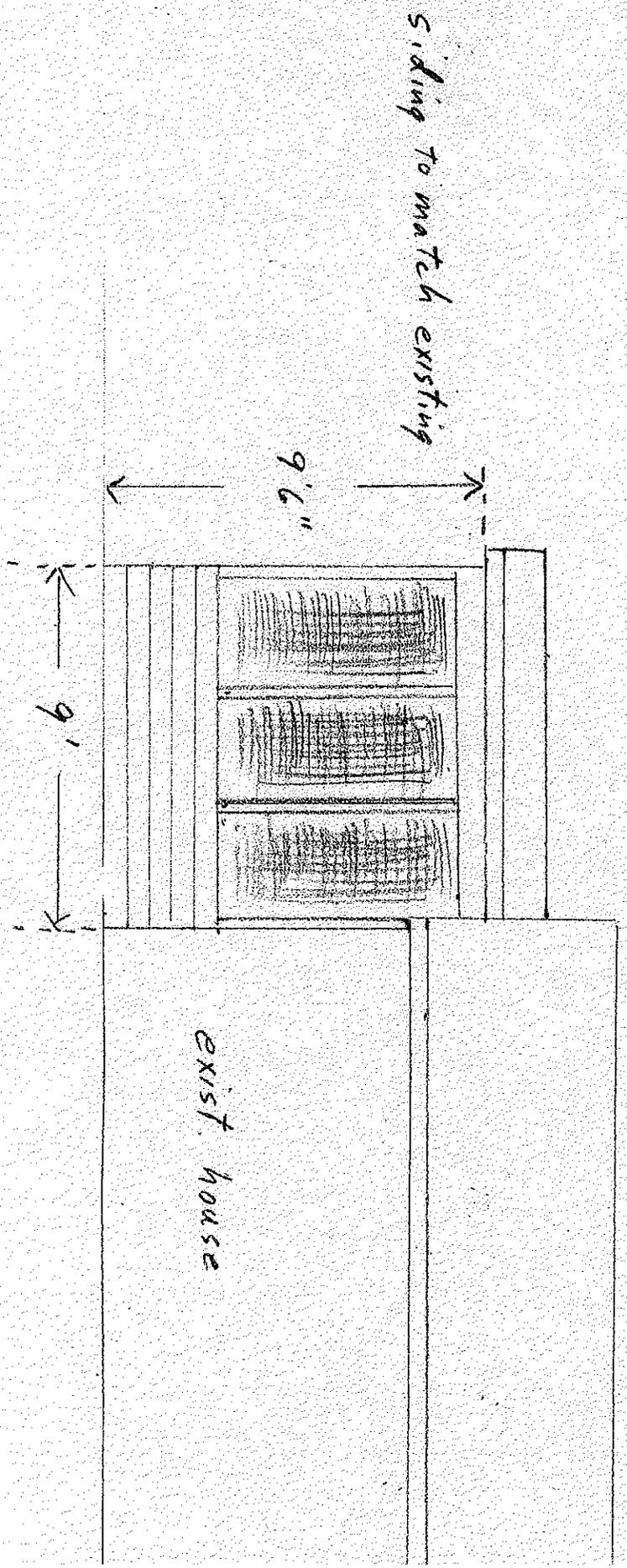


New Rear Screen Porch
2529 Harris Blvd.



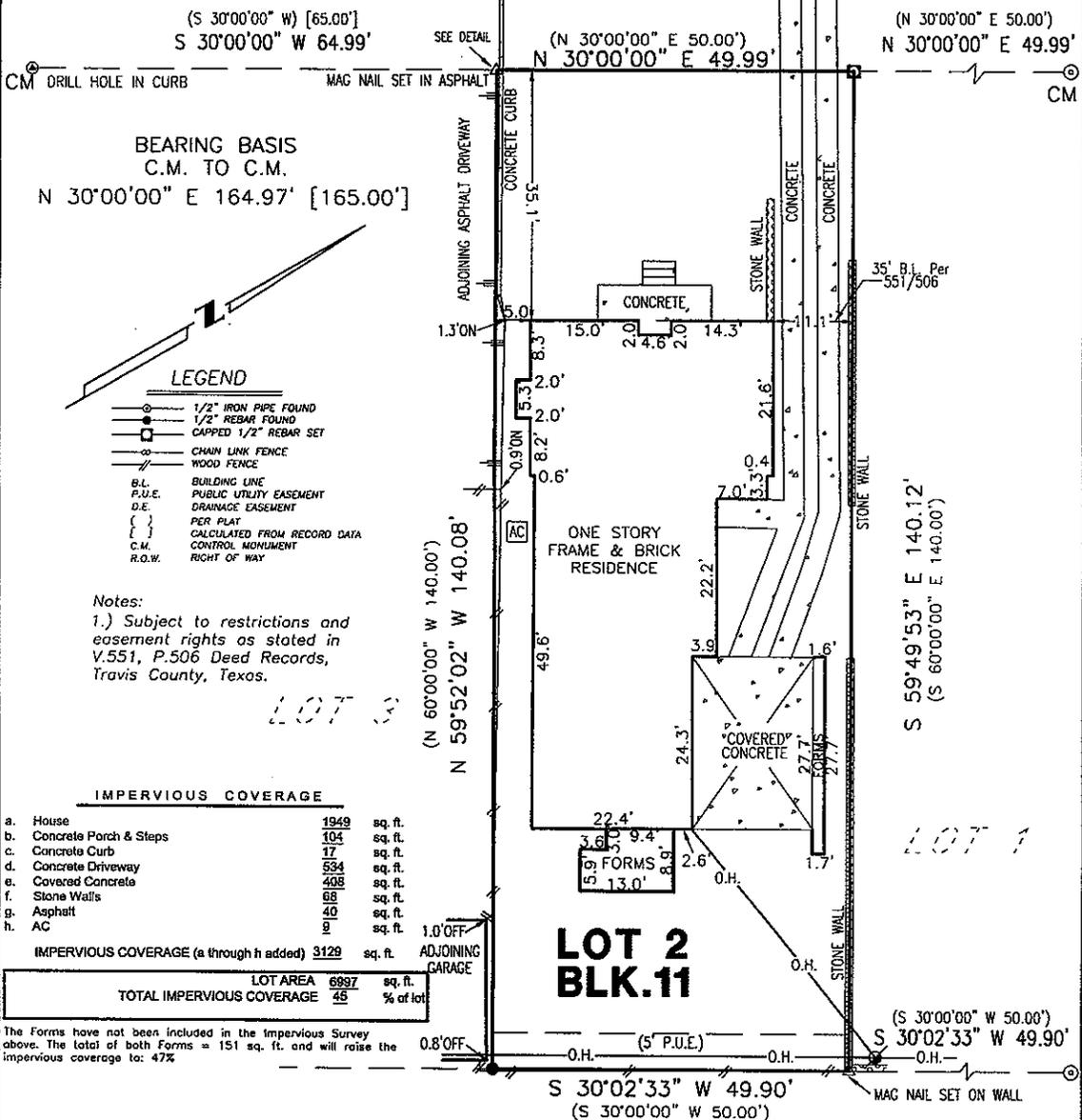
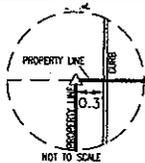
Scale 1/4" = 1'0"

New Rear Screen Porch Addition
2529 Harris Blvd.



Scale 1/4" = 1'0"

HARRIS BOULEVARD



BEARING BASIS
C.M. TO C.M.
N 30°00'00" E 164.97' [165.00']

LEGEND

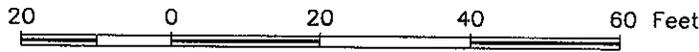
- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- ◻ CAPPED 1/2" REBAR SET
- CHAIN LINK FENCE
- - - WOOD FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- { } PER PLAT
- [] CALCULATED FROM RECORD DATA
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY

Notes:
1.) Subject to restrictions and easement rights as stated in V.551, P.506 Deed Records, Travis County, Texas.

IMPERVIOUS COVERAGE		
a. House	1949	sq. ft.
b. Concrete Porch & Steps	104	sq. ft.
c. Concrete Curb	17	sq. ft.
d. Concrete Driveway	534	sq. ft.
e. Covered Concrete	408	sq. ft.
f. Stone Walls	88	sq. ft.
g. Asphalt	40	sq. ft.
h. AC	9	sq. ft.
IMPERVIOUS COVERAGE (a through h added)		3129 sq. ft.
LOT AREA		6997 sq. ft.
TOTAL IMPERVIOUS COVERAGE		45 % of lot

The Forms have not been included in the Impervious Survey above. The total of both Forms = 151 sq. ft. and will raise the impervious coverage to: 47%

LOT 1, BLK. 22, PEMBERTON HEIGHTS, SECTION 8, T.4, R.29



SUBDIVISION PEMBERTON HEIGHTS, SECTION TWO AND PEMBERTON HEIGHTS, SECTION THREE

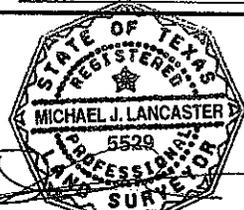
LOT: 2 BLOCK: 11 VOLUME 3 PAGE 233 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 2529 HARRIS BOULEVARD

CITY: AUSTIN REFERENCE NAME DIANNE WHITE DELUSI

B&G B&G Surveying, Inc.
Dewey H. Burris & Associates
Surveyed by: Dewey H. Burris & Associates

1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6069
Fax 512*458-9845



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP D445H DATED 9-26-08. IT IS REPRESENTED AS IN ZONE X. HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

IMPERVIOUS SURVEY: 12-10-10
UPDATE 09/13/10
DATE 2-25-10
TITLE CO INDEPENDENCE
G.F. # 1014395-BOK
JOB # R1200810-TA
SCALE 1" = 20'

TO THE LIENHOLDER AND/OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO INDEPENDENCE TITLE COMPANY
STEWART TITLE GUARANTY COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

CALCULATIONS		
JUAN		2-25-10
FIELD WORK	TK	2-24-10
DRAFTING	AW3	2-25-10
FINAL CHECK	M.L.	09/13/10
CORRECTIONS	JOSE	09/13/10
IMPERV.	AW3	12-10-10